

# \$1,950,000 - 16134 Tortola Circle, Huntington Beach

MLS® #NP23048786

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## \$1,950,000

3 Bedroom, 3.00 Bathroom, 1,826 sqft  
Residential on 0 Acres

Seagate (SEAG), Huntington Beach,

Experience a luxurious waterfront lifestyle in this beautifully updated townhome in Seagate, overlooking the lapping waters of Huntington Harbour. As you enter through the etched glass gate, you'll be greeted by a charming flagstone courtyard and a solid wood and beveled glass front door. Step inside and you'll find a chef's kitchen equipped with high-end Thermador and Samsung stainless-steel appliances, quartz countertops, a glass tile backsplash, an eat-in island, farmhouse-style sink, and gorgeous custom cabinetry. The light-filled interiors offer approximately 1,826 square feet of living space, featuring dual-pane tinted windows and sliders, custom window blinds, wood-grain tile flooring, crown molding, recessed lighting, designer light fixtures, ceiling fans, and ornate built-ins. The waterfront living room boasts a stacked stone fireplace and sliding doors that lead out to a private deck, complete with a built-in barbecue and seating area. The deck is surrounded by a clear glass fence and gate, providing unobstructed water views and access to an appx. 30' dock. The main level also includes an office with a built-in desk and Murphy bed with storage closets that can easily be converted into a fourth bedroom, media room, or formal dining room. Upstairs, you'll find three bedrooms, including a master suite with a garden window offering breathtaking bay views, built-in cabinetry, and dual sinks. Completing the home is a third-level attic, excluded from the square footage, that has



been converted into a lovely non-conforming fourth bedroom or bonus room with a wall cooling unit and skylights, as well as a detached two-car garage. Enjoy the ultimate waterfront and boating lifestyle, just moments from Sunset Beach, shopping, dining, and golf courses. This exceptional home is a must-see for those seeking luxury living in a prime location. The owner is also selling his Grady-White Center Console Boat. It is a beauty. The Seagate association provides 2 pools, a spa, 2 clubhouses. 6 tennis courts and play areas.

Built in 1973

**Additional Information**

City	Huntington Beach
County	Orange
Zip	92649
MLS® #	NP23048786
Bedrooms	3
Bathrooms	3
Square Ft	1,826
Lot Size	0.03
Neighborhood	Seagate (SEAG)
Levels	Three Or More
Garages	2
School District	Huntington Beach Union High
HOA Dues	\$820
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Cristi Ulrich
Provided By:	Coldwell Banker Realty

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